

093.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
971,400 / 971,400
971,400 / 971,400
971,400 / 971,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 64 | | OVERLOOK RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|------------------------------|---------|
| Owner 1: KELLY PATRICK | |
| Owner 2: PERKINS-KELLY LACEY | |
| Owner 3: | |
| Street 1: 64 OVERLOOK RD | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Own Occ: Y | |
| Postal: 02474 | Type: |

| PREVIOUS OWNER |
|--|
| Owner 1: FOXHOUND PROPERTY INVESTMENTS - |
| Owner 2: LLC - |
| Street 1: 146 WARREN AVE |
| Twn/City: MILTON |
| St/Prov: MA |
| Cntry: |
| Postal: 02186 |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bedrml, 1 1/2 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |
| |
| |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 1 Level |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |
| 6/7/2018 756 Inter Fi 150,000 O gut reno, add bath |
| 5/8/2018 566 Inter-De 10,000 C |

| ACTIVITY INFORMATION |
|--------------------------------------|
| Date Result By Name |
| 5/16/2019 Measured DGM D Mann |
| 2/7/2019 Meas/Inspect DGM D Mann |
| 2/7/2019 Permit Visit DGM D Mann |
| 11/30/2018 Mail Update MM Mary M |
| 8/30/2018 Meas/Inspect PH Patrick H |
| 3/24/2009 Meas/Inspect 189 PATRIOT |
| 3/25/2000 Inspected 201 PATRIOT |
| 2/2/2000 Measured 263 PATRIOT |
| 8/7/1993 AJS |
| Sign: VERIFICATION OF VISIT NOT DATA |

| LAND SECTION (First 7 lines only) |
|--|
| Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |
| 101 One Family 5045 Sq. Ft. Site 0 70. 1.13 5 |
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| IN PROCESS APPRAISAL SUMMARY |
|---|
| Use Code Land Size Building Value Yard Items Land Value Total Value |
| 101 5045.000 568,400 3,100 399,900 971,400 |
| Total Card 0.116 568,400 3,100 399,900 971,400 |
| Total Parcel 0.116 568,400 3,100 399,900 971,400 |
| Source: Market Adj Cost Total Value per SQ unit /Card: 479.66 /Parcel: 479.66 |
| Entered Lot Size Total Land: Land Unit Type: |
| Land Unit Type: |

| Parcel ID | 093.0-0002-0004.0 |
|-----------|-------------------|
| !7587! | |

| PRINT | Date | Time |
|----------------|----------|----------|
| Prior Id # 1: | 12/30/21 | 05:49:35 |
| Prior Id # 2: | | |
| Prior Id # 3: | | |
| Prior Id # 1: | | |
| Prior Id # 2: | | |
| Prior Id # 3: | | |
| LAST REV | Date | Time |
| Prior Id # 1: | 10/10/19 | 18:31:28 |
| Prior Id # 2: | | |
| Prior Id # 3: | | |
| ASR Map: | | |
| Fact Dist: | | |
| Reval Dist: | | |
| Year: | | |
| LandReason: | | |
| BldReason: | | |
| CivilDistrict: | | |
| Ratio: | | |

| PAT ACCT. | Notes |
|---|------------------------------|
| Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif | |
| FOXHOUND PROPER 72393-468 1 3/29/2019 995,000 No No | |
| BUSNACH ROBERT, 70958-13 1 5/2/2018 Change>Sale 565,000 No No | Remainder to Robert Busnach. |
| KASTANT PRISCIL 61384-368 3/13/2013 Convenience 1 No No | |
| PAPPAS SOPHIE E 13431-390 6/11/2003 Family No No | |
| 13431-390 5/1/1978 44,500 No No Y | |
| | |
| | |
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| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |
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| ASR Map: | | |
| Fact Dist: | | |
| Reval Dist: | | |
| Year: | | |
| LandReason: | | |
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| CivilDistrict: | | |
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|---------------------------------|-------------------|-------------|--------------|---------------------------|------------|---------------------|------------|-------------------|------------|-------------------------|------|----------------------|------|-------|------------|------------|--------------|----------|--------|---------|--------|----|-------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | |
| Type: | 6 - Colonial | | | Full Bath: | 1 | Rating: | Very Good | | | | | | | | | | | | | | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | | A Bath: | | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | 1 | Rating: | Very Good | | | | | | | | | | | | | | | | | |
| Foundation: | 2 - Conc. Block | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Very Good | | | | | | | | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | | A HBth: | | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Very Good | | | | | | | | | | | | | | | | | |
| Color: | GRAY | | | A Kits: | | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Ftpl: | 1 | Rating: | Average | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: | B - Good | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | | |
| Year Blt: | 1927 | Eff Yr Blt: | 2018 | Location: | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | | | | |
| Jurisdict: | G20 | Fact: | . | Floor: | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | |
| Avg Ht/FL: | STD | Phys Cond: | AV - Average | 1.0 % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | | |
| Prim Int Wal: | 2 - Plaster | Functional: | | | Interior: | 1 | 8 | 3 | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | Economic: | | | Additions: | | | | | | | | | | | | | | | | | | | |
| Partition: | T - Typical | Special: | | | Kitchen: | | | | | | | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | Override: | | | Baths: | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | Total: | 1 | % | Plumbing: | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | | | Electric: | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | Heating: | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | General: | | | | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | | | Basic \$ / SQ: | 130.00 | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | Size Adj.: | 1.35000002 | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | | | Const Adj.: | 0.98990101 | | | | | | | | | | | | | | | | | |
| Heat Type: | 15 - H.V.A.C | | | | | Adj \$ / SQ: | 173.728 | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | | | Other Features: | 107211 | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | | | | | Grade Factor: | 1.33 | | | | | | | | | | | | | | | | | |
| Solar HW: | NO | | | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | | | | |
| % Com Wal | | | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| | % Sprinkled | | | | | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | Adj Total: | 574095 | | | | | | | | | | | | | | | | | |
| | | | | | | Depreciation: | 5741 | | | | | | | | | | | | | | | | | |
| | | | | | | Depreciated Total: | 568354 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID | | | | 093-0-0002-0004.0 | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | |
| 3 | Garage | D | Y | | 1 10X18 | A | AV | 1927 | 28.89 | T | 40 | 101 | | | 3,100 | | 3,100 | BMT | 100 | GFB | 80 | G | | |
| More: N | Total Yard Items: | 3,100 | | Total Special Features: | | | Total: | 3,100 | | | | | | | | | | | | | | | | |